



IT IS HEREBY ADJUDGED and DECREED that the below described is SO ORDERED.

Dated: March 03, 2016.

A handwritten signature in black ink that reads "Tony M. Davis".

**TONY M. DAVIS
UNITED STATES BANKRUPTCY JUDGE**

UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF TEXAS
AUSTIN DIVISION

In Re:
FPMC AUSTIN REALTY PARTNERS, LP,
Debtor.

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§

Case No. 16-10020-TMD

Chapter 11 Case

AGREED ORDER MODIFYING THE AUTOMATIC STAY

The Court considered the Motion to Modify the Automatic Stay (the “*Motion*”) filed by STERIS Corporation (“*STERIS*”) seeking that the automatic stay imposed by the bankruptcy filing of FPMC Austin Realty Partners, LP (“*Debtor/Landlord*”) be modified to allow STERIS to remove equipment sold by STERIS to Forest Park Medical Center at Austin LLC (“*Tenant*”) subject to a security interest, with such equipment specifically identified in the UCC Financing Statement filed with the Texas Secretary of State on October 31, 2014 and attached to this Order as **Exhibit 1**, with some equipment being freestanding and not attached to the premises (the “*Freestanding Equipment*”) and the remainder of the equipment being non-freestanding and attached to the premises (the “*Non-Freestanding Equipment*”, and together with the Freestanding Equipment referred to as the “*Equipment*”); and after considering the agreement of

the parties and all the pleadings, the Court finds that (a) the Court has jurisdiction over this matter pursuant to 28 U.S.C. §§ 157 and 1334; (b) this is a core proceeding pursuant to 28 U.S.C. § 157(b)(2); (c) notice was sufficient; and (d) good cause exists for granting the relief requested in the Motion; accordingly, it is,

ORDERED that the Motion is GRANTED.

ORDERED that the automatic stay is modified to allow for STERIS to remove the Equipment from the Debtor/Landlord's premises; provided however, that any Non-Freestanding Equipment not be removed until the earlier of: (i) agreement to date by Debtor/Landlord and Frost Bank or (ii) June 30, 2016.

ORDERED that Debtor/Landlord provide access to the premises to STERIS within five business days after request by STERIS to Debtor/Landlord, through its counsel, for removal of the Equipment.

ORDERED that STERIS shall promptly repair, at its sole expense, or reimburse Debtor/Landlord for, any physical damage to Debtor/Landlord premises actually caused by the removal of the Equipment by or through STERIS; provided however, that STERIS shall not be liable for any diminution in value of the premises caused by the absence of the Equipment removed.

ORDERED that nothing herein prevents STERIS from selling the equipment to a third party, including prospective purchasers of Debtor/Landlord's premises.

ORDERED that the 14 day stay of this Order imposed by Fed. R. Bank. P. 4001(a)(3) shall not apply.

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Agreed to and submitted by:

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COUNSEL FOR STERIS CORPORATION

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COUNSEL FOR DEBTOR

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COUNSEL FOR FROST BANK

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) (800) 826-5256 UCC DIVISION
B. E-MAIL CONTACT AT FILER (optional) UCC@NCSCREDIT.COM TX SOS
C. SEND ACKNOWLEDGMENT TO: (Name and Address) NCS UCC SERVICES GROUP PO BOX 24101 CLEVELAND, OH 44124 USA (800) 826-5256

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THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME FOREST PARK MEDICAL CENTER AT AUSTIN, LLC				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 1201 WEST LOUIS HENNA BLVD.				
CITY AUSTIN		STATE TX	POSTAL CODE 78728	COUNTRY USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME				
OR	2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
2c. MAILING ADDRESS				
CITY		STATE	POSTAL CODE	COUNTRY

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME STERIS CORPORATION				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 5960 HEISLEY ROAD				
CITY MENTOR		STATE OH	POSTAL CODE 44060	COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral:

Customer hereby grants a security interest in all Products, as described on the attached Exhibit "A", to secure Customer's payment in full.

5. Check only if applicable and check only one box: Collateral is ☐ held in a Trust (see UCC1Ad, item 17 and Instructions) ☐ being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:

☐ Public-Finance Transaction ☐ Manufactured-Home Transaction ☐ A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:

☐ Agricultural Lien ☐ Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): ☐ Lessee/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer

☐ Bailee/Bailor ☐ Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:

UCC# U164826 REF# 7454655

Exhibit "A"

FOREST PARK MEDICAL CENTER AUSTIN LLC
Acct136758STERIS Quote No: HGE55IC749459
Date: 13-Aug-2014
Revision No: 3

Item	Equipment #	Description	Quantity	Unit	Discount Price	Extended Discount Price
1.0000	SR3221213011	STE00027 AMSCO 400 26x37.5x60 Prevacuum Single Hinge Recessed, 1-Wall RH Steam 480V • AMSCO® 400 Medium Steam Sterilizers • Prevacuum • RH • Recessed • External Supplied Steam (Facility Steam/Stand-Alone Generator)	3			
1.1000	AX0660230830000013	STE00027a ATLAS Transfer Carriage 26x37.5x60" (AMSCO 400)	3			
1.2000	AX070013081	STE00027a 26X37.5X60 Atlas Loading Car	3			
1.3000	SE601852	Install - Medium Sterilizer	3			
1.4000	SE601322	Install Loading Cart/Transfer Carriage	3			
1.5000	SE160252	Install Proconnect Remote Monitoring	3			
Subtotal for line 1						
2.0000	SR0101110311	STE00028 AMSCO 400 16x16x26 Prevacuum Single Sliding Cabinet Electric 480V • AMSCO® 400 Small Steam Sterilizers • 16" x 16" x 26" • Prevacuum • Single Door • Integral Steam Generator	1			
2.1000	P764329147	KIT, COMB HOUSE STM/GEN ST	1			
2.2000	FV010012	AMSCO 400 SERIES 16x16x26 Spare Shelf	1			
2.3000	SE011062	Install Small Electric Sterilizer	2			
2.4000	SE000008	Install Cabinet Pkg on the unit	2			
2.5000	SE0000000023	Billable Specialty Labor	2			
2.5000	SE6022900024	Pressure Vessel Insurance Inspection	2			
2.6000	SE160252	Install Proconnect Remote Monitoring	2			
Subtotal for line 2						

FOREST PARK MEDICAL CENTER AUSTIN LLC
Acct 136758

STERIS Quote No: HGESSIC749459
Date: 13-Aug-2014
Revision No: 3

Item	Equipment #	Description	Quantity	Unit	Discount Price	Extended Price
3.0000	SR0201110011	AMSCO 400 20x20x38 Prevacuum Single Sliding Cabinet Steam • AMSCO® 400 Small Steam Sterilizers • 20" x 20" x 38" • Prevacuum • Single Door • External Supplied Steam (Facility Steam/Stand-Alone Generator)	1			
3.1000	FV021011	AMSCO 400 SERIES 20 x 20 x 38 Rack & Two Shelves, Single Door	1			
3.2000	SE000008	Install Cabinet Pkg on the unit	1			
3.3000	SE160252	Install Proconnect Remote Monitoring	1			
4.0000	VP30002101	STE00034 V-PRO MAX Single Door Cabinet 208-230V (English) • V-PRO MAX	2			
4.1000	SE600962	V-PRO MAX Installation	2			
4.2000	SE160252	Install Proconnect Remote Monitoring	2			
Subtotal for line 4						
5.0000	FW05202	WSB00060 Vision 1327 Cart & Utensil washer / Disinfector 460-480V, 60Hz, 2 Reservoir, Vented • VISION • 1327	1			
5.1000	FD322	Container Rack for Vision 1321/1327 Instrument Cycle	1			
5.2000	FD323	Utensil Rack	1			
5.3000	FY030011	Instrument cycle package - Includes: Instrument rack, instrument cycle option on control, manifold piping, enzymatic pump system, flow meters.	1			
5.4000	FY030010	Pure Water Line (Recnd For Inst. Pkg Option)	1			
5.5000	FD325	Hepa Filter	1			
5.6000	AL2003	PMP00126 AL-2000 Chemistry Delivery System - 3 Pump - 110V	1			
5.7000	SE103042	Installation AL1000/2000	1			
5.8000	SE101372	Install Vision Cart Washer • VISION	1			
5.9000	SE160252	Install Proconnect Remote Monitoring	1			
Subtotal for line 5						
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FOREST PARK MEDICAL CENTER AUSTIN LLC
Acct 136758STERIS Quote No: HGE551C749459
Date: 13-Aug-2014
Revision No: 3

Item	Equipment #	Description	Quantity	Unit	Discount Price	Extended Price
6.0000	FH05042	WSH0092 Reliance® Vision® Single-Chamber Washer/Disinfector with Steam Heat, 460-480 Volts	2			
6.0100	FD000034	NON-VENTED Op for Reliance Vision SC	2			
6.0200	FD76100	Condensate Return Cool Down	2			
6.0300	FD76200	Drain Discharge Cool Down	2			
6.0400	FD74800	2 LEVEL MANIFOLD RACK	2			
6.0600	FD74900	3 Level Manifold Rack	2			
6.0700	FD76900	Flexible Hose for Cannulated Instruments	2			
6.0800	FD21800	WSH0092A Transfer Cart (unassembled) • Pharmaceutical Grade Washers • Accessories for Model 450 Washer	4			
6.0900	TS30CQ0	PMP00126 ProHold System - Ergonomic Housing System Designed To Hold All 3 Polystyrene Ultra Concentrate Chemistries	2			
6.1000	SE603002	Install Vision SC, AMSCO 70531, AMSCO 3052 & 5052	2			
6.1100	SE160252	Install Proconnect Remote Monitoring	2			
6.1200	SE104052	Assembly Cost for Transfer Cart	4			
7.0000	FD24100	Subtotal for line 6 WSH00059 Rack Return for 444/Synergy • Rack Returns	1			
7.1000	SE101402	INSTALLATION, RACK RETURN	1			
8.0000	CRP217LR	Subtotal for line 7 CLN00027 Caviwave Pro Ultrasonic Console Cleaner and Dryer w/Left to Right Workflow 17 Gallon 208V/3PH/132Hz • Caviwave® Pro Ultrasonic Cleaning Systems • 17 Gallon • Console • 208V 3-Phase	1			
8.1000	CRP1717	Caviwave Pro Da Vinci Instrument Tray with Port Flush Kit	1			
8.2000	CRP1723	Caviwave Pro 17 Gallon XI Instrument Tray with Complete Flush Port & Hose Kit	1			

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Item	Equipment #	Description	Quantity	Unit	Discount Price	Extended
8.3000	SE130062	Install Sonic Console • Console	1			
Subtotal for line 8						
9.0000	CG55	TBL00253 Ergostat Prep/Pack Workstation Deluxe Electric	2			
9.1000	SE115062	Installation of Standard Ergostat Table	2			
Subtotal for line 9						
10.0000	CCPS3112035	SNK0054(QUANTITY 2) AND SNK0059(QUANTITY 1) 120" Triple Bay Stainless Steel Clean-Up Sink	3			
10.1000	CCPSBS6	Back splash, 6", for Decontam Sink	3			
10.2000	SE101432	Install Clean-Up Counter, Doublet & Triple (Fixed & Adj)	3			
Subtotal for line 10						
11.0000	DJ060124331	CAB00341 Warming Cabinet Dual Compartment with Glass Doors, 24" D with 3 Shelves, Standard Model Featured • 6th Generation Warming Cabinets • Dual Compartment	13			
11.1000	SE132002	INSTALL WARMING CABINET	13			
11.2000	SE601221	Warranty Performance Check Warming Cabinet	13			
11.3000	SE0000000023	Billable Specialty Labor	13			
Subtotal for line 11						
12.0000	CE1223	SNK00034 Flexmatic Dual Station Stainless Steel Scrub Sink, Manual ON/ OFF W/O Digital Timer or Infra-Red Sensor • Two Stations	11			
12.1000	SE131042	Install Dual or Triple Scrub Station • Two Stations	11			
12.2000	SE131091	Warranty Performance Check Scrub Sink 2 Station Manual	11			
Subtotal for line 12						
13.0000	DJ050124132	CAB00203 Warming Cabinet Single Compartment, Glass Doors, 18"D, Standard Model, 120V, • 6th Generation Warming Cabinets • Single Compartment	2			
13.1000	SE132002	INSTALL WARMING CABINET	2			

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Item	Equipment #	Description	Quantity	Unit	Extended Discount Price	Discount Price
13.2000	SE601221	Warranty Performance Check Warming Cabinet	2			
		Subtotal for line 13				
15.0000	SHIPPING & HANDLING CHARGES		1			
		Quote Total Excluding Taxes				
Currency:		USD				